096.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,000 / 984,000
					USE VALUE:	984,000 / 984,000
					ASSESSED:	984,000 / 984,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADFORD ALFA J/TRUSTEE
Owner 2:	RADFORD REAL ESTATE TRUST
Owner 3:	
Street 1:	77 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,725 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Brick Exterior and 2350 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10725.000	464,800		519,200	984,000
Total Card	0.246	464,800		519,200	984,000
Total Parcel	0.246	464,800		519,200	984,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.68 | /Parcel: 418.6

Legal Description

User Acct 62773

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 096.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,600	0	10,725.	519,200	983,800	983,800	Year End Roll	12/18/2019
2019	101	FV	398,900	0	10,725.	519,200	918,100	918,100	Year End Roll	1/3/2019
2018	101	FV	401,200	0	10,725.	445,100	846,300	846,300	Year End Roll	12/20/2017
2017	101	FV	401,200	0	10,725.	415,400	816,600	816,600	Year End Roll	1/3/2017
2016	101	FV	401,200	0	10,725.	356,000	757,200	757,200	Year End	1/4/2016
2015	101	FV	359,300	0	10,725.	319,000	678,300	678,300	Year End Roll	12/11/2014
2014	101	FV	359,300	0	10,725.	295,200	654,500	654,500	Year End Roll	12/16/2013
2013	101	FV	359,300	0	10,725.	281,500	640,800	640,800		12/13/2012

!7851!

PRINT

Date	Time
12/10/20	22:27:21

LAST REV

Date	Time
09/28/18	10:48:19
mmcmakin	
7851	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADFORD HARRISO	24931-124		10/19/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2004	909	Re-Roof	6,800					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	372	PATRIOT
10/15/1999	Meas/Inspect	266	PATRIOT
7/23/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10725		Sq. Ft.	Site		0	70.	0.69	4									519,226						519,200	

Total AC/HA: 0.24621 | Total SF/SM: 10725 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 519,226 | Spl Credit | Total: 519,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	cream		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14035630
Const Adj.:	1.01524198
Adj $ / SQ:	144.717
Other Features:	118050
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673568
Depreciation:	208806
Depreciated Total:	464762

COMMENTS

sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

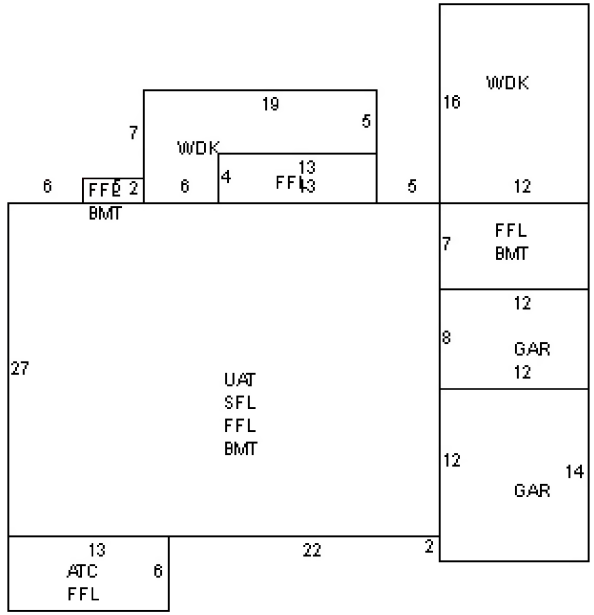
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.47
Special Features:	0	Val/Su Net:	116.43
Final Total:	464800	Val/Su SzAd	217.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,169	144.720	169,174
BMT	Basement	1,039	43.420	45,108
SFL	Second Floor	945	144.720	136,758
WDK	Deck	311	9.360	2,910
GAR	Garage	264	24.840	6,558
UAT	Upper Attic	236	101.300	23,933
ATC	Attic	27	144.720	3,951

	Net Sketched Area:	3,992	Total:		388,392
Size Ad	2141.3	Gross Are	4751	FinArea	2350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	B	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	